

Graham Park Plaza Plan Amendment 2015-I-J1

Board Authorization:

On January 27, 2015, the Fairfax County Board of Supervisors authorized an amendment to the Comprehensive Plan for the Graham Park Plaza Shopping Center [Tax Map parcels 50-3 ((1)) 5, 5A, 5E, and 5G] to consider a mixture of residential and nonresidential uses at an intensity up to a total of .50 floor area ratio (FAR) (424,927 square feet). The Board also directed staff to conduct Plan analysis that should pay attention to transportation while planning for a high quality design for the subject properties.



Current Comprehensive Plan Text:

Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, as amended through October 20, 2015, J4-Walnut Hill Community Planning Sector, Land Use Recommendation #2, Page 37:

“The Loehmann’s Plaza shopping center is planned for community-serving retail uses up to .35 FAR [297,449 square feet]. Revitalization of this area is desirable and should provide improved landscaping along Arlington Boulevard and effective screening and buffering to adjacent residential areas.”

www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/jefferson.pdf

Existing Conditions:

277,674 square feet of neighborhood retail, automotive service stations, and financial institutions on 19.51 acres.

Next Steps:

Report back to the community
Planning Commission public hearing
Board of Supervisors public hearing

August/September 2016
October 20, 2016
December 6, 2016

Staff Contact and More Information:

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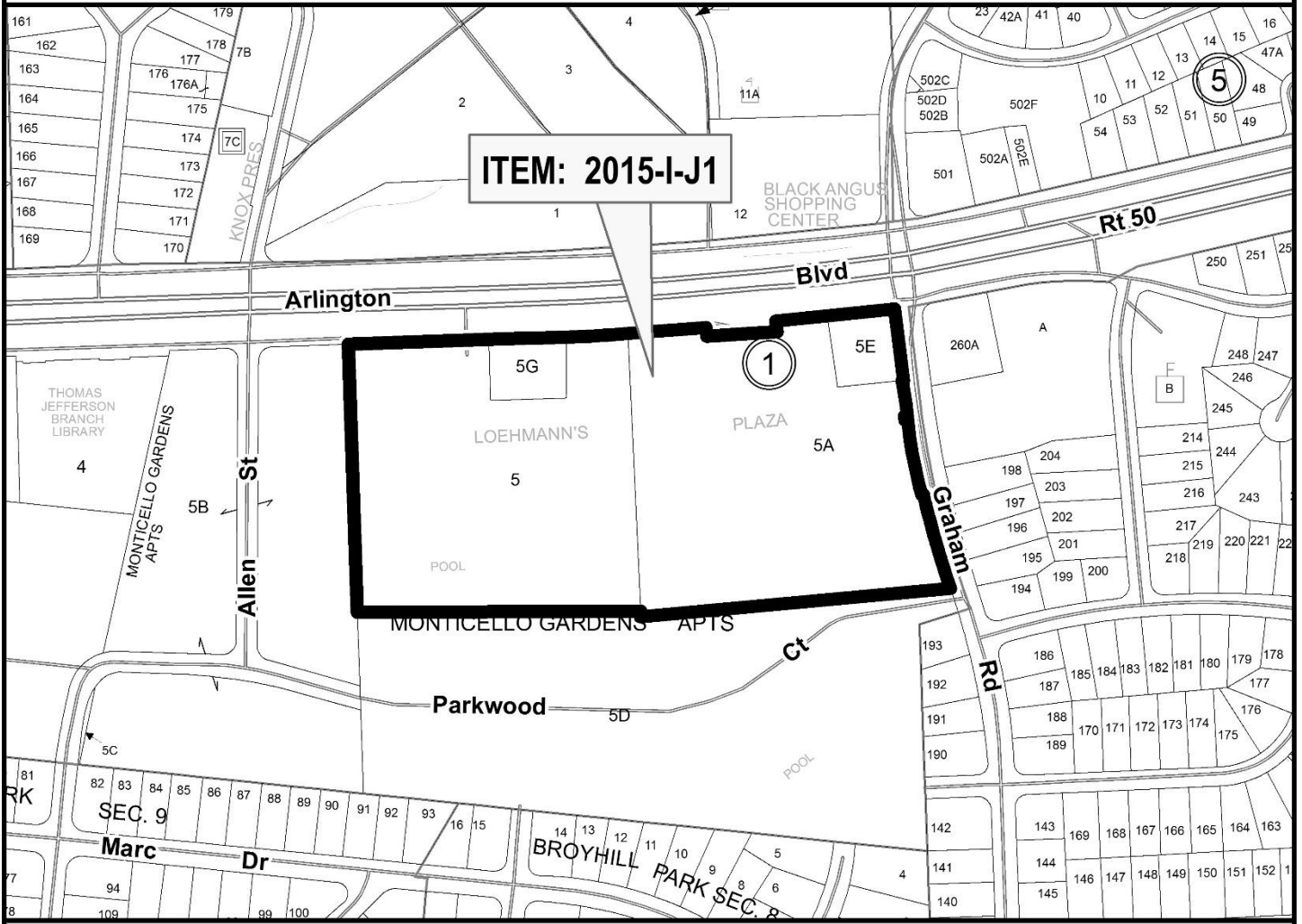
www.fairfaxcounty.gov/dpz/fairfaxforward/pa/grahamparkplaza/grahamparkplaza.htm



Fairfax County
Land Use Planning



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400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2015
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